

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 MURRAY STREET TRAFALGAR VIC 3824

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Trafalgar

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 WARD STREET TRAFALGAR VIC 3824	\$410,000	16-Dec-23
17 KITCHENER STREET TRAFALGAR VIC 3824	\$390,000	30-Oct-23
67 SCHOOL ROAD TRAFALGAR VIC 3824	\$420,000	01-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 April 2025



10 WARD STREET TRAFALGAR VIC 3824

Sold Price

\$410,000

Sold Date

16-Dec-23

 3

 1

 1

Distance

0.25km



17 KITCHENER STREET TRAFALGAR VIC 3824

Sold Price

\$390,000

Sold Date

30-Oct-23

 3

 1

 1

Distance

1.14km



67 SCHOOL ROAD TRAFALGAR VIC 3824

Sold Price

\$420,000

Sold Date

01-Oct-24

 3

 1

 1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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